



For Immediate Release

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January 2011 Monthly Housing Statistics from SDAR

Home Sales Slow Since December

(SAN DIEGO, Calif. – February 8, 2011) Attached are the January 2011 Multiple Listing Service (MLS) statistics provided by the [San Diego Association of REALTORS®](http://www.sdar.com) (SDAR).

The January sold listing data shows a slowing in sales since last month. Sales of detached properties decreased 31 percent since December, and 15 percent for attached properties. The median sales price for detached properties decreased 1.6 percent, while the price of attached properties decreased just over 8 percent since December.

Compared to January of 2010, detached properties fared better than attached units. Sales of detached homes increased 1.9 percent and the median price was 1.3 percent higher. Sales of attached units decreased 4.9 percent and the median sales price decreased 4.7 percent compared to January of last year.

“It’s somewhat disappointing to see the dip in sales after the increase we experienced in December,” says Bob Kevane, 2011 SDAR President. “However, January typically posts lower numbers and the coming months are when we normally see more activity in the market. Median prices are still stable and interest rates remain relatively low. Many economists have pointed to San Diego as one of the areas that will experience the strongest housing recovery in terms of home values in 2011. As home values pick up, we can expect an increase in move-up buyers, which will open up more inventory in the entry-level market.”

Here are highlights of the statistics:

Total Sold Listings Comparing January 2011 to December 2010

- **Detached: 31 percent decrease**
January 2011 = 1,184 December 2010 = 1,716
- **Attached: 15 percent decrease**
January 2011 = 699 December 2010 = 824

Total Sold Listings Comparing January 2011 to January 2010

- **Detached: 1.9 percent increase**
January 2011 = 1,184 January 2010 = 1,162
- **Attached: 4.9 percent decrease**
January 2011 = 699 January 2010 = 735



Median Sales Price Comparing January 2011 to December 2010

- **Detached: 1.6 percent decrease**
January 2011 = \$368,750 December 2010 = \$375,000
- **Attached: 8.3 percent decrease**
January 2011 = \$200,000 December 2010 = \$218,250

Median Sales Price Comparing January 2011 to January 2010

- **Detached: 1.3 percent increase**
January 2011 = \$368,750 January 2010 = \$364,000
- **Attached: 4.7 percent decrease**
January 2011 = \$200,000 January 2010 = \$210,000

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